

*Barry*  
*84-0-10*  
*72-38*

NO TRANSFER  
TAX PAID

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

025111

That ANTHONY F. POULIN of Winslow County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by JAMES F. VIGUE of Waterville, County of Kennebec and State of Maine, whose mailing address is 222 Kennedy Memorial Drive, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said JAMES F. VIGUE, his heirs and assigns forever;

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin at the northeast corner of Lot 8 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc., dated July 1986 and recorded in the Kennebec Registry of Deeds in File #E-87010; thence N 59° 59' 35" W 67.01 feet to an iron pin; thence continuing N 63° 26' 18" W 409.24 feet, more or less, to an iron pin on Stone Ridge Drive; thence S 24° 50' 57" W along Stone Ridge Drive 70 feet to a point; thence S 63° 26' 18" E through said Lot 8 410 feet, more or less, to a point on the easterly boundary of said Lot 8; thence N 69° 27' 27" E to the point of beginning, said last distance being approximately 90 feet.

BEING a part of the premises conveyed to Anthony F. Poulin by deed from Robert A. Rosenthal, dated September 24, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 300.

THE above described parcel is a portion of Lot 8 and is conveyed for purposes of the location of a sewage disposal system for the benefit of Lot 3 in said Stone Ridge Subdivision.

EXCEPTING and reserving to the Grantor, his heirs and assigns an easement for any encroachment of the septic system on said Lot 8, which serves Lot 2, together with the right to maintain, repair and replace said septic system.

ALSO, conveying the right to the Grantee, his heirs and assigns, to enter the remaining portion of Lot 8 to maintain, repair and replace the septic system which serves Lot 3.

BOTH parties agree to restore the surface to its original condition in the event it is disturbed in carrying out such maintenance, repairs and replacements.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said JAMES F. VIGUE, his heirs and assigns, to him and their use and behoof forever.

AND I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said ANTHONY F. POULIN have hereunto set my hand and seal this 4th day of October , 1988.

Signed, Sealed and Delivered  
in the presence of

Lester T. Jolovitz  
Witness

Anthony F. Poulin  
Anthony F. Poulin

STATE OF MAINE  
COUNTY OF KENNEBEC, ss.

Personally appeared the above named ANTHONY F. POULIN and acknowledged the above instrument to be his free act and deed.

Before me,

Lester T. Jolovitz  
Notary Public  
Print Name: Lester T. Jolovitz  
My Commission Expires: 10/20/91

RECEIVED KENNEBEC SS.

1988 OCT 24 AM 9:00

- 2 -

ATTEST: James R. Munn  
REGISTER OF DEEDS